



Estate Agents and Solicitors

37/35, Pilrig Heights, Pilrig, Edinburgh, EH6 5FB

Bright & Well Presented, Two-Bedroom, Sixth Floor Flat

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Property Description

Bright and well presented, two-bedroom flat set on the sixth floor of a modern and factored residential block. The property is situated in the popular Pilrig area, just north of the city centre, close to local amenities and green spaces.

Comprises: an entrance hall, living room, dining/kitchen, two double bedrooms, an en-suite shower room, and a bathroom.

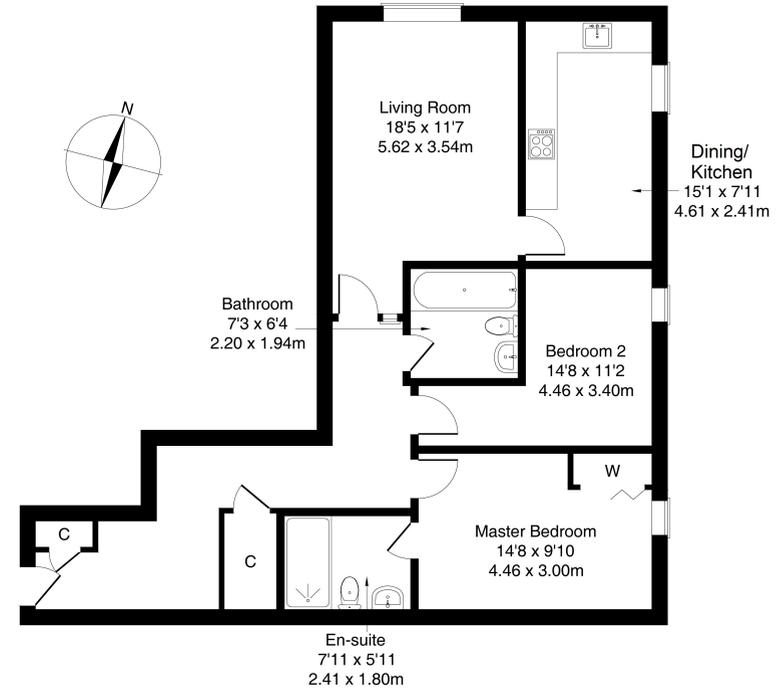
Tastefully finished throughout with light, neutral decor, features include a fitted kitchen, gas central heating, double glazing, and good integrated storage.

Benefitting from excellent views of the city skyline, the building offers a residents' car park, secure underground parking, well-tended communal grounds, a residents gym, and a concierge service.

With plenty of space for additional storage, the long entrance hall includes the secure entry phone handset, two cupboards, and has wood-effect laminate flooring which continues through to the bright and spacious public room which offers ample room for both lounge and dining furniture. Set off the lounge, the kitchen can easily accommodate dining furniture and is fitted with modern units, stone-effect worktops, a tiled surround, and a sink with drainer. Appliances include an integrated oven, gas hob with a canopy above, dishwasher, and a freestanding washing machine.

Set to the east, a generous master bedroom has a built-in wardrobe, and a modern en-suite consisting of a two-piece suite, a large enclosure with a mains rainfall showerhead, and shaver points. A second well proportioned bedroom is set to the same aspect, and offers ample room for freestanding furniture. Accessed from the hall, the internally-set bathroom has a white three-piece suite, a shower attachment over the bath, and tiled splash walls.

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Approximate Gross Internal Area: (904 sq ft - 84 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Pilrig is a popular residential area just north of the Edinburgh city centre, and adjacent to the Leith and Bonnington districts. A high amenity area, there is an extensive range of convenience, specialist shopping and supermarkets located on Leith Walk. The extensively refurbished St James Quarter will also bring a wealth of high-street names and restaurants on offer. The Shore also features a cosmopolitan range of bars, bistros, and Michelin-starred restaurants; whilst both the Omni Centre and Ocean Terminal complex have many

high-street names, restaurants, gyms, and multi-screen cinemas. There are numerous public parks and squares, including the expansive Leith Links, Pilrig Park, and The Water of Leith, as well as a number of nurseries, primary schools and secondary schools in the area. With good road links including the A199 and A900, frequent bus services are available from Leith Walk, with the new tram extension also expected to complete in 2023.





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